

THE UNIVERSITY OF MICHIGAN
REGENTS COMMUNICATION

ACTION REQUEST

Subject: Wolverine Tower
Renovations for Business and Finance

Approved by the Regents
November 19, 2009

Action
Requested: Approval to Proceed with Project

Background:

Constructed in 1973, the eleven-story, approximately 225,000-gross-square-foot Wolverine Tower building was purchased by the University in 1992 and houses administrative units. A renovation of approximately 61,000 gross square feet on seven levels will consolidate units currently spread across several floors, move all staff workstations out of the basement, and accommodate the relocation of MHealthy into Wolverine Tower, resulting in more efficient use of office space and increased cross-departmental sharing of both administrative staff and of common areas, such as conference and training rooms, kitchens and lunch rooms. The project will also address life safety and accessibility concerns and add a common lunch room, wellness area and showers, and a personal room. The scope of this project includes the architectural, mechanical and electrical work necessary to accomplish these improvements. We estimate that parking demand will increase by an estimated 50 spaces due to this project, with the demand being accommodated by excess capacity at the SC17 lot.

The estimated cost of the project is \$6,300,000. Funding will be provided from Business and Finance resources. The construction cash flow may be provided, all or in part, by increasing the commercial paper issuance under the commercial paper program, secured by a pledge of General Revenues, and authorized by the Board of Regents. The University of Michigan Department of Architecture, Engineering and Construction will design the project. A phased construction schedule is planned in order to minimize disruption to operations in the occupied building with construction scheduled to be completed in the fall of 2011.

We recommend that the Board of Regents approve Wolverine Tower Renovations for Business and Finance project as described, and authorize issuing the project for bids and awarding construction contracts providing that bids are within the approved budget.

Respectfully submitted,


Timothy P. Slottow
Executive Vice President and
Chief Financial Officer

November 2009